



County of Orange

MEMO

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CP00-0058

FILE:

PA98-0101

DATE: October 3, 2000
TO: RECORD/FILE/APPLICANT
FROM: C. M. Shoemaker, Chief, CPSD/Site Planning Section
SUBJECT: Changed Plan CP00-0058 For Project No. PA98-0101
Crystal Cove Retail Center
APPLICANT: Irvine Retail Properties Company

The subject Changed Plan has been reviewed by Bill Melton of the Current Planning Services Division and the determination has been made, as authorized by the Conditions of Approval, that the proposed changes are in substantial compliance with the original approval action by the Planning Commission.

The proposed changes are as follows:

- Buildings originally shown as R1 through R10 are now Buildings A (A-1 through A-3) & B (B-1 through B-5).
- As approved by the Planning Commission, the Changed Plan revises the size of the parking spaces in the front of the in-line Building from 8'6" x 18' to 9' x 18'. The stalls behind the Building remain 8'6" x 18'.
- An outdoor sales area with a maximum area of 3,000 square feet has been added adjacent Building A1.
- Building A1 (previously building R1) is reduced in area by 2,101 square feet at the northernmost portion of building. The extra 2,101 square feet has been added to building Pads 2 and 3. Additionally, this building moved 50' forward towards PCH.
- Building Pads 2 and 3 have increased by a total of 2,101 square feet. Pad 2 building area has increased from 8,000 to 9,050 square feet, and Pad 3 building area has increased from 8,000 to 9,051 square feet.
- The parking area near Pad 2 has a slightly different layout.
- The assumption used for calculating the in-line restaurant parking in the main building has changed from 25% to 20%.
- The number of parking spaces has been increased from 878 spaces to 898 spaces, 13 of which are in the rear of the project and 7 in the front.

- The *Use, Area and Parking* table has been revised to reflect the changes above. General note numbers 4, 5, 6 and 7 have added to clarify the understanding of the implementation of the County process.

C. M. Shoemaker

NOTES:

This approval applies to discretionary actions related to the Orange County Zoning Code.

Approval of this changed plan does not include other approvals required to comply with County procedure.

WVM

Folder: D/Changed Plan/CP00-0058